

6 March 2012

Department of Planning and Infrastructure
Mr Ben Holmes
Central Coast Regional Office
PO Box 1148
GOSFORD NSW 2250

Dear Ben

PLANNING PROPOSAL – GLENNING VALLEY (RZ/17/2009)

I refer to our recent conversation in respect of the abovementioned matter in the presence of your colleague Garry Hopkins and Scott Duncan from Council and confirm the following:

1. Council acknowledges the substantive nature of the background investigations undertaken by the proponents. The nature and extent of such work is largely captured in the copies of studies forwarded to your office in electronic format with Council's letter of 21 February 2011 (should read 2012).
2. The principal reason for the additional information requests communicated by Council (refer to Enclosure 1 of Council Report of 23 November 2011 which forms part of Attachment "B" of Council's letter to the Department cited above) is to finalise the boundaries of draft zones across the site and in particular the delineation between the proposed R2 and E2 zones.
3. The investigations/management strategies which are considered fundamental to achieving the preceding outcome are briefly detailed below; it being noted that they should be focussed upon gaining a better understanding of constraints associated with managing impacts around the development "interface".
 - Acoustic management strategy
 - Stormwater management strategy (concept level)
 - Bushfire Hazard management strategy
 - Ecological offset strategy
4. Additionally, a comprehensive understanding of the following matters is likely to be required for community and government agency consultation and accordingly should be the subject of relevant investigations:
 - Traffic and Transport
 - Aboriginal Archaeology
 - Environmental Offset and Biodiversity Strategy
 - Social Impact and Open Space and Recreation Strategy

5. Matters which could potentially be deferred prior to making the relevant LEP (ie gazettal) include:

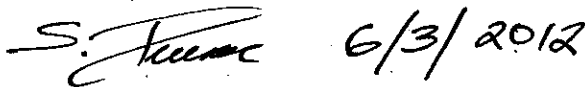
- Contaminated land investigation (SEPP 55 Assessment)
- Voluntary Planning Agreement

6. Investigations which could potentially be deferred and addressed prior to Development Consent. (pursuant to Local Clause 6.3 Urban Release Areas – Standard Instrument and the compilation of a DCP) include:

- Visual Assessment
- Servicing Strategy, together with
- Site specific DCP

I trust that this information assists you with your initial review of the Planning Proposal and its referral to the "Gateway". Should you however, require clarification of any aspect please do not hesitate to contact me on 02 4350 5547. my absence Graham Pascoe on 02 4350 5555.

Yours sincerely

Handwritten signature of Scott Duncan and the date 6/3/2012.

Scott Duncan

Senior Strategic Planner

LAND USE PLANNING AND POLICY DEVELOPMENT